014.0	0002	0008.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	1,836,000 /	1,836,000
USE VALUE:	1,836,000 /	1,836,000
ASSESSED:	1,836,000 /	1,836,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON LAND REALTY LLC
Owner 2:	c/o MUGAR ENTERPRISES INC
Owner 3:	
Street 1:	222 BERKELEY ST. SUITE 1450
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	TING DAVID T/TRUSTEE -
Owner 2:	ARLINGTON LAND REALTY TRUST -
Street 1:	222 BERKELEY ST. SUITE 1450
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02116

NARRATIVE DESCRIPTION

This Parcel contains 4.985 Sq. Ft. of land mainly classified as Pot-Dev Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	PUD	PL UNIT DE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
391	217155.312			1,836,000	1,836,000
Total Card	4.985			1,836,000	1,836,000
Total Parcel	4.985			1,836,000	1,836,000

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 11150

GIS Ref

GIS Ref

Insp Date 03/12/09

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 014.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	391	FV			0217,155.312	1,836,000	1,836,000		Year end	12/23/2021
2021	391	FV			0217,155.312	1,811,500	1,811,500		Year End Roll	12/10/2020
2020	391	FV			0217,155.313	1,787,000	1,787,000	1,787,000	Year End Roll	12/18/2019
2019	391	FV			0217,155.313	1,705,300	1,705,300	1,705,300	Year End Roll	1/3/2019
2018	391	FV			0217,155.313	1,542,000	1,542,000	1,542,000	Year End Roll	12/20/2017
2017	391	FV			0217,155.313	1,296,900	1,296,900	1,296,900	Year End Roll	1/3/2017
2016	391	FV			0217,155.313	1,296,900	1,296,900	1,296,900	Year End	1/4/2016
2015	391	FV			0217,155.313	1,215,300	1,215,300	1,215,300	Year End Roll	12/11/2014

!1362!

PRINT

Date	Time
12/29/21	19:53:57

LAST REV

Date	Time
11/04/15	09:59:11
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1362

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TING DAVID T/TR	1479-27		9/16/2015	Intra-Corp	10	No	No		Duplicate Recording 66082:466
Y & M TRUST-PAR	1363-145		12/30/2008	Intra-Corp	10	No	No		Duplicate recording
BROWN BENJAMIN/	1160-25		8/14/1996		10	No	No		F
MUGAR STEPHEN P	9710-345		11/8/1960	Convenience	10	No	No		Duplicate recording in land cout, unable to r

USER DEFINED

Prior Id # 1:	11150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2009	Vacant Lot	197	PATRIOT
9/30/1999	Vacant Lot	267	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
391	Pot-Dev Land		43560		Sq. Ft.	Site		0	44.	0.75	CG			Access	-25					1,437,480						1,437,500	
391	Pot-Dev Land		3.9852		Acres	Excess	1.0	0	100,000.	1.00	CG									398,520						398,500	

Total AC/HA:	4.98520	Total SF/SM:	217155	Parcel LUC:	391	Pot-Dev Land	Prime NB Desc	COMM GD	Total:	1,836,000	Spl Credit		Total:	1,836,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

BK:735 PG:88.

SKETCH

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 014.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: